



**AGENDA**  
**Workshop City Council Meeting**  
**Monday, July 20, 2020, 6:00 PM**

**THIS MEETING WILL BE CONDUCTED  
VIA COMMUNICATIONS MEDIA TECHNOLOGY**

1. CALL TO ORDER / ROLL CALL / PLEDGE OF ALLEGIANCE
2. AWARDS / PRESENTATIONS / RECOGNITION OF GUESTS / NONE
3. CITY MANAGER REPORT
4. COMMITTEE REPORTS
  - A. Land Use and Parks
  - B. Transportation and Public Safety
  - C. Finance, Charter and Boards
  - D. Strategic Planning and Visioning
5. PUBLIC COMMENTS
6. PROPOSED ORDINANCES / NONE
7. CONTRACTS / AGREEMENTS / NONE
8. ISSUE DEVELOPMENT
  - A. Jarboe Park Improvements – Proposed Funding p. 3
  - B. Neptune Beach Senior Activity Center Modular Building Project Proposal p. 18
9. PUBLIC COMMENTS
10. COUNCIL COMMENTS
11. ADJOURN

**INSTRUCTIONS FOR THE JULY 20, 2020 NEPTUNE BEACH VIRTUAL  
COUNCIL WORKSHOP MEETING**

This meeting will be a webinar conducted electronically. No in-person meeting will be conducted as permitted in Governor Executive Order No. 20-69, extended by Executive Order 20-112, Executive Order 20-123, Executive Order 20-139 and Executive Order 20-150. The City has adopted Emergency Rules Regarding to COVID-19 to Govern the Operation of Meetings of the City Council and Board of the City of Neptune Beach. Such rules are available from the City Clerk.

Members of the public may provide written comments in the following manner:

1. Email to the City Clerk prior to the meeting at [clerk@nbfl.us](mailto:clerk@nbfl.us).
2. Placing them in the drop box outside of City Hall, 116 First Street, Neptune Beach, FL 32266
3. Fill out the speaker request form located at: <https://www.ci.neptune-beach.fl.us/home/webforms/request-address-council>

Comments must be received by noon on Monday, July 20, 2020. Only written comments of 300 words or less will be read into the record during the meeting. All other written comments received by the deadline will be entered into the record and distributed to the City Council.

Registered webinar participants can also share comments live during the meeting, You must request to do this using the "raise your hand" feature during "Comments from the Public" portion of the meeting or during the public hearing portion. During the public hearing portion, any comments must be about that specific agenda item.

The meeting can be observed in the following ways:  
You may register to attend the GoToWebinar and view the meeting on your computer or dial in and listen on your telephone by visiting the following link:

<https://attendee.gotowebinar.com/register/2693884160700609035>

#### TO USE YOUR COMPUTER'S AUDIO:

When the webinar begins, you will be connected to audio using your computer's microphone and speakers (VoIP). A headset is recommended.

--OR--

#### TO USE YOUR TELEPHONE:

If you prefer to use your phone, you must select "Use Telephone" after joining the webinar and call in using the numbers below.

**United States: +1 (562) 247-8422**

**Access Code: 494-735-068**

Audio PIN: Shown after joining the webinar

**Webinar ID: 253-888-619**

Attendees joining via computer/smart device can refer to instructions below on how to join the webinar at : <https://support.goto.com/webinar/how-to-join-attendees>

For questions or additional information, please contact the City Clerk's office at (904) 270-2400, ext. 30

If a person decides to appeal any decision made by the Council with respect to any matter considered at such meeting or hearing the person will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation, including hearing assistance, to participate in this meeting should contact the City Clerk's Office no later than 48 hours prior to the meeting.



**CITY OF NEPTUNE BEACH  
CITY COUNCIL MEETING  
STAFF REPORT**

<b>AGENDA ITEM:</b>	
<b>SUBMITTED BY:</b>	
<b>DATE:</b>	
<b>BACKGROUND:</b>	
<b>BUDGET:</b>	
<b>RECOMMENDATION:</b>	
<b>ATTACHMENT:</b>	



**City of Neptune Beach  
Capital Improvement Program  
Projects/Equipment over \$5,000**

**Jarboe Park CIP**

Asset	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Funding Source	Responsible Party	Proposal
1 Trail, Bridge & Bridge Relocation	\$279,380						Better Jax/Recreational Trails Program Grant	ACON	Attachment A
2 Site Work (Pond, Courts & Playgrounds)	\$119,022						Better Jax	ACON	Attachment B
3 ADA Parking Playgrounds	\$12,000						Better Jax	ACON	Attachment C
4 (after 40K payment by COJ)	\$192,801						Better Jax/Eckstein Foundation Grant/Donations	Kompan	Attachment D
5 Fitness Equipment	\$39,855						Better Jax/Donations	Kompan	Attachment E
6 Courts, Lighting & Fencing	\$185,000	\$185,000					Better Jax/Donations/Convention Development Fund	Coast to Coast	Attachment F
7 Multi-Use Field & Landscaping		\$25,000					Donations	Public Works	
8 Concrete (Sidewalks, Curbs & Parking)	\$65,000	\$35,000					Better Jax/Local Option Gas Tax	Public Works	
9 Furnishings		\$25,000					Donations	Public Works	
10 Pavilion		\$25,000					Donations	Public Works	
<b>Total:</b>	<b>\$893,058</b>	<b>\$295,000</b>							<b>\$1,188,058</b>

Recreational Trails Program Grant	\$200,000							
Eckstein Foundation Grant	\$30,000							
Donations	\$21,800							
Anticipated Donations		\$100,000						
Local Option Gas Tax Fund	\$25,000	\$25,000						
Convention Development Fund	\$20,000	\$20,000						
<b>Better Jax Total:</b>	<b>\$596,258</b>	<b>\$150,000</b>						<b>\$746,258</b>



## ACON Construction Company

### DB Contract 8150-15

#### Neptune Beach Jarboe Park Added Trail & Sitework Proposal

DATE: **3/3/20**

ITEM #	DESCRIPTION	UNITS	QUANTITY	UNIT COST	TOTAL COST
	*Project Management to Include Coordinating the Playground and Court Vendors Under Separate Contract to City	Hrs	40	\$110.00	\$4,400.00
	Supervision	Hrs	60	\$75.00	\$4,500.00
	Administration	Hrs	30	\$75.00	\$2,250.00
	**Added Fill Dirt & Retaining Walls at Pond and Volley Ball Court	LS	1	\$82,000.00	\$82,000.00
	*Proposal includes coordination of other trades identified by City to provide court and playground scopes				
	**This proposal does not include Playground work or equipment (City has Kompan Proposal)...no court work is included beyond getting the site ready for the vendors				
	<b>Subtotal</b>				<b>\$93,150.00</b>
	DB Fee 10%	LS	1	\$9,315.00	\$9,315.00
	DB Bond 1.5%	LS	1	\$1,557.00	\$1,557.00
	Contingency	LS	1	\$15,000.00	\$15,000.00
				<b>TOTAL</b>	<b>\$119,022.00</b>

## Colin Moore

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**From:** Frank Anderson <fanderson@Aconcci.com>  
**Sent:** Wednesday, May 27, 2020 9:22 AM  
**To:** Megan George  
**Cc:** Colin Moore; Leon Smith  
**Subject:** RE: Phase 1A Markup

The adding of those two spaces would be approx. \$12k

The rest of the job can't really be finalized until we see the latest plans that tie all those comments about drainage to an actual plan we can quantify...hope this helps

Frank A. Anderson, Project Manager  
ACON Construction Co, Inc  
3653 Regent Blvd Suite 401  
Jacksonville, FL 32224  
Cell 904-813-4065  
Office 904-565-9060 Ext 305 Fax 904-565-9080

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**From:** Megan George <megangeorge@nbfl.us>  
**Sent:** Wednesday, May 27, 2020 8:30 AM  
**To:** Frank Anderson <fanderson@Aconcci.com>  
**Cc:** Colin Moore <colinmoore@nbfl.us>; Leon Smith <dpw@nbfl.us>  
**Subject:** FW: Phase 1A Markup

Hey Frank I believe this is the latest that Colin sent looking for pricing on.

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**From:** Colin Moore <[colinmoore@nbfl.us](mailto:colinmoore@nbfl.us)>  
**Sent:** Wednesday, May 6, 2020 3:12 PM  
**To:** Frank Anderson <[fanderson@Aconcci.com](mailto:fanderson@Aconcci.com)>  
**Cc:** Leon Smith <[dpw@nbfl.us](mailto:dpw@nbfl.us)>; Megan George <[megangeorge@nbfl.us](mailto:megangeorge@nbfl.us)>  
**Subject:** FW: Phase 1A Markup

Frank,

Please see attached for the changes we discussed for ACON's 2<sup>nd</sup> proposal. The primary changes are the sidewalk west of the courts (instead of a retaining wall) and the addition of the ADA parking spaces and realigned existing path south of the new bridge on Florida Blvd.

I've attached the updated plans showing the western court sidewalk on sheets 11 and 14.



# SALES PROPOSAL

KOMPAN, INC. \* 605 W Howard Lane Ste 101, Austin, TX 78753 \* Tel 1-800-426-9788 \* Fax 1-866-943-6254 \* www.kompan.com



**Date** 06/18/20  
**Expiration Date**  
**Proposal No.** SP68212  
**Project** Jarboe Park  
**Ship to State/Zip** FL 32266  
**Customer Service Representative** Elizabeth Lansing  
**Sales Representative** Stacy Moseley  
**Payment Terms** DEP50%&N30

**Site Location:** 510036

Jarboe Park  
 301 Florida Avenue  
 Neptune Beach, FL 32266  
 United States

**Invoice-to:** 510036

City of Neptune Beach  
 Parks & Streets  
 301 Florida Blvd  
 116 First Street  
 Neptune Beach, 32266  
 United States

**Ship-to:**

Jarboe Park  
 301 Florida Avenue  
 Neptune Beach, FL 32266  
 United States  
 Stefen Wynn

Qty.	Item No.	Description	Unit Price	Retail Price	Disc. %	Net Price
		Omnia Partners Contract/USC #2017001135				
		2-5 Year Area				
1	M18703-12P	Ocean Multi-SeeSaw Grey/Ultra Marine, IG	5,420.00	5,420.00	12.70	4,731.66
1	PCE205600-CUSTO	PCE205600 Custom Variant 20083893 Maker 6'8"	35,720.00	35,720.00	12.70	31,183.56
1	KSW922-CUSTOM	KSW922 Custom Variant 20081928 Single Bay Swing, 2 Infant, Anthracite,IG	2,690.00	2,690.00	12.70	2,348.37
1	ELE400158-3517F	Junior Spica, Yellow,IG	1,450.00	1,450.00	12.70	1,265.85
1	M21101-3417P	Age Appropriate Sign 2-5 Years, IG 60 2-5 Years, IG 60 cm	440.00	440.00	12.70	384.12
		5-12 Year Area				
1	COR863002-0402	Explorer Dome, Blue,IG	65,660.00	65,660.00	12.70	57,321.18
1	GXY960010-3717	Supernova, Night Sky Blue, IG	7,930.00	7,930.00	12.70	6,922.89
1	KSW926-CUSTOM	KSW926 Custom Variant 20081927 3 Bay Swing, 1 Lime Basket, 3 Belt, 1 ADA Seat Yellow, Anthracite,IG	6,810.00	6,810.00	12.70	5,945.13
1	S67855	Made-For-Me Seat, 8' beam	789.00	789.00	5.00	749.55
		Continued on page 2.....				110,852.31



Continued from page 1.....

110,852.31

		ADA Acc (5-12) Yellow/SS Chain				
1	ELE400024-3717LG	Spinner Bowl, Lime Green,IG	1,210.00	1,210.00	12.70	1,056.33
1	ELE400024-3717F	Spinner Bowl, Yellow,IG	1,210.00	1,210.00	12.70	1,056.33
1	GXY801421-3417	Spica 1,IG	1,940.00	1,940.00	12.70	1,693.62
1	M21102-3417P	Age Appropriate Sign 5-12 Years, IG	440.00	440.00	12.70	384.12
1	FRT-KOMPAN INC	Freight from KOMPAN Inc	9,201.91	9,201.91		9,201.91
1	CUSTOMINSTALL	Installation of KOMPAN Equipment	38,026.07	38,026.07	5.00	36,124.77
		Surfacing				
6,937	TFG-FL-14-01	EWFF&FF/CFH 14'/12'"comp	1.49	10,352.15	10.00	9,316.93
1	FRT-OTHER	Freight for EWFF/FF	2,134.00	2,134.00		2,134.00
347	CUSTOMINSTALL	Installation of EWFF/FF by Cubic Yard	18.46	6,405.62	5.00	6,085.34
		Shades				
1	SA-CUSTOM	Supply and Install a Triangle Sail Shade with (3) Galvanized Steel Posts and Frame for Play Area 2-5	21,353.85	21,353.85	5.00	20,286.16
1	SA-CUSTOM	Supply and Install (2) Triangle Sail Shades with (4) Galvanized Steel Posts and Frame for Play Area 5-12	36,430.77	36,430.77	5.00	34,609.23

**Total** **232,801.05**

**Comments:**

Please read attached General Assumptions and Exclusion document for information on Install/Sitework.  
 Please allow 10-12 weeks for product delivery upon order placement.  
 This Quote is for Equipment, Install and Surfacing, No Excavation, Borders or Sitework is included.

**Summary:**

	Retail Price	Discount	Net Price
Subtotal - KOMPAN Products	130,920.00	16,626.84	114,293.16
Subtotal - Other Products	58,573.62	2,928.68	55,644.94
Subtotal - Surfacing	10,352.15	1,035.22	9,316.93
Subtotal - Installation & Other Services	44,431.69	2,221.58	42,210.11
Subtotal - Freight	11,335.91	0.00	11,335.91
<b>Subtotal</b>	<b>255,613.37</b>	<b>22,812.32</b>	<b>232,801.05</b>

(Applicable sales tax will be added unless a valid tax exemption certificate is provided. This amount is only an estimate of your tax liability.)

Estimated Tax Rate 0.00  
**Total** **232,801.05**

<p>Your acceptance of this proposal constitutes a valid order request and includes acceptance of terms and conditions contained within the Master Agreement, which is hereby acknowledged. Acceptance of this proposal by KOMPAN is acknowledged by issuance of an order confirmation by an authorized KOMPAN representative. Prices in this quotation are good for 60 days.</p> <p>This proposal may be withdrawn if not accepted by 08/16/20.</p> <p>KOMPAN Products are "Buy American" qualified, and compliant with the Buy American Act of 1933 and the "Buy American" provision of the ARRA of 2009.</p>	<p>KOMPAN Authorized Signature:</p> <p>Accepted By (signature): _____</p> <p>Accepted By (please print): _____</p> <p>Date: _____</p>
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# SALES PROPOSAL

KOMPAN, INC. \* 605 W Howard Lane Ste 101, Austin, TX 78753 \* Tel 1-800-426-9788 \* Fax 1-866-943-6254 \* www.kompan.com



**Date** 07/06/20  
**Expiration Date**  
**Proposal No.** SP76062  
**Project** Jarboe Park Fitness  
**Ship to State/Zip** FL 32266  
**Customer Service Representative** Erik Poulsen  
**Sales Representative** Stacy Moseley  
**Payment Terms** DEP50%&N30

**Site Location:** 510036  
 Jarboe Park Fitness  
 Colin Moore  
 520 Florida Blvd  
 Neptune Beach, FL 32266  
 United States

**Invoice-to:** 510036  
 City of Neptune Beach  
 Parks & Streets  
 116 First Street  
 Neptune Beach, FL 32266  
 United States

**Ship-to:**  
 Jarboe Park Fitness  
 520 Florida Blvd  
 Neptune Beach, FL 32266  
 United States  
 Colin Moore

Qty.	Item No.	Description	Unit Price	Retail Price	Disc. %	Net Price
		Omnia Partners Contract #2017001135				
1	FSW10401-0901	COMBI 4 ORANGE,IG	7,470.00	7,470.00	10.00	6,723.00
1	FSW21300-0901	DBL OVERHEAD LADDER Orange,IG	4,450.00	4,450.00	10.00	4,005.00
1	FSW21400-0901	OVER UNDER, Orange,IG	2,900.00	2,900.00	10.00	2,610.00
1	FSW21500-0901	BALANCE BEAM, Orange,IG	2,340.00	2,340.00	10.00	2,106.00
1	FSW21600-0901	VERTICAL NET/WALL, Orange,IG	5,880.00	5,880.00	10.00	5,292.00
1	FAZ30100-0900	STEP 20 CM, Orange,IG	1,200.00	1,200.00	10.00	1,080.00
1	FAZ30200-0900	STEP 40 CM, Orange,IG	1,230.00	1,230.00	10.00	1,107.00
1	FAZ30300-0900	STEP 60 CM, Orange,IG	1,280.00	1,280.00	10.00	1,152.00
8	A380544-99	SAFETY SIGN US	20.00	160.00	100.00	
1	FRT-KOMPAN INC	Freight from KOMPAN Inc	2,341.17	2,341.17		2,341.17
1	CUSTOMINSTALL	Install of KOMPAN Equipment	8,044.62	8,044.62	5.00	7,642.39
2,374	TFG-FL-GS-14-01	EWFF&FF/CFH 14'/12""comp.	1.49	3,542.74	10.00	3,188.47
1	FRT-OTHER	Freight - EWFF/FF	661.00	661.00		661.00
119	CUSTOMINSTALL	Installation of EWFF/FF	18.46	2,196.92	10.00	1,977.23
<b>Total</b>						<b>39,885.26</b>

**Comments:**

Please read attached General Assumptions and Exclusion document for information on install/sitework.  
 Please allow 8-10 weeks for product delivery upon order placement.

Installation pricing valid with installation of Jarboe Park Playground Equipment  
 Customer is responsible to do all site work prior to installation.

**Summary:**

	<b>Retail Price</b>	<b>Discount</b>	<b>Net Price</b>
Subtotal - KOMPAN Products	26,910.00	2,835.00	24,075.00
Subtotal - Other Products	0.00	0.00	0.00
Subtotal - Surfacing	3,542.74	354.27	3,188.47
Subtotal - Installation & Other Services	10,241.54	621.92	9,619.62
Subtotal - Freight	3,002.17	0.00	3,002.17
<b>Subtotal</b>	<b>43,696.45</b>	<b>3,811.19</b>	<b>39,885.26</b>

(Applicable sales tax will be added unless a valid tax exemption certificate is provided. This amount is only an estimate of your tax liability.)

Estimated Tax Rate	0.00
<b>Total</b>	<b>39,885.26</b>

<p>Your acceptance of this proposal constitutes a valid order request and includes acceptance of terms and conditions contained within the Master Agreement, which is hereby acknowledged. Acceptance of this proposal by KOMPAN is acknowledged by issuance of an order confirmation by an authorized KOMPAN representative. Prices in this quotation are good for 60 days.</p> <p>This proposal may be withdrawn if not accepted by 08/31/20.</p> <p>KOMPAN Products are "Buy American" qualified, and compliant with the Buy American Act of 1933 and the "Buy American" provision of the ARRA of 2009.</p>	<p>KOMPAN Authorized Signature:</p> <p>Accepted By (signature): _____</p> <p>Accepted By (please print): _____</p> <p>Date: _____</p>
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## General Assumptions

- Pricing is based on all equipment being direct delivery to the project address identified in KOMPANs Sales Proposal (SP).
- Placement of order into fabrication is contingent with deposit being received by KOMPAN as agreed to during the pricing phase.
- If cost proposal is to be considered as Tax-Exempt a current tax exemption form must be provided or on file at KOMPAN main office.
- Customer shall provide a lay down area for deliveries of materials within proximity of final installation site. Site access must be clear and unobstructed with at least ten (10') foot wide access to allow delivery of materials. Any size restrictions contributing to additional handling or downsizing of deliver trucks shall be addressed as a change of conditions and will be invoiced as additional costs to the customer.
- Installation site must be level to no more than one (1") inch in then (10') feet slope or change in elevation over the full length and width of the playground area.
- Price assumes NO overhead obstructions within thirteen feet, six inches (13'-6") or lower and NO underground utilities or obstructions within the playground footprint.
- Soils are to be suitable for the installation of all playground equipment and surfacing and compacted to 95% compaction prior to installation crews arriving on-site.
- All underground utilities, boulders, rock ledge or other obstructions not visible without subsurface investigation shall be considered "unforeseen conditions", all costs shall be invoiced to the customer as a change order to the contract.
- All spoils generated during the excavation of footings shall be disposed of on site at no cost to KOMPAN.
- Customer to provide at no additional costs a 120 V (15 amp) power source and standard hose bib connection for water supply within one hundred (100') feet from work site.
- Customer shall have removed all existing equipment or obstacles from playground area prior to the arrival of the installation crews.
- Time is of the essence in the installation of all materials delivered to project site. KOMPAN shall have delivered all equipment and materials as scheduled to project site. If delays to the installation schedule accrue outside KOMPANs control equipment shall be delivered to project site as scheduled and equipment and materials invoiced at the time of delivery. Unless additional storage arrangements are made in writing between Customer and KOMPAN, additional costs may apply. Unloading of equipment and materials shall be performed by the installation crews at the time of installation. If site is not ready for installation by cause outside of KOMPAN, it will be the responsibility of the Customer to off load and store equipment and materials at the project site. KOMPAN shall not be held liable for offloading costs, storage fees or equipment damage.

- If site requires installation of a drainage system within the proposed playground area, playground equipment footing shall be installed prior to the installation of the drainage system and playground footing locations shall take precedence over drainage system requirements.
- Site layout and dimensions shall be based of KOMPANs 2D drawing or CAD drawings. Customer to provide site “benchmark” to be used for layout and final elevation calculations.
- Unless otherwise noted on KOMPAN’s SP, proposal assumes that there are no Prevailing Wages requirement on the project.
- Any additional costs which maybe incurred during installation shall be negotiated between Customer and KOMPAN in writing prior to the start of additional work. If written approval is not received during the time the installation crews are on-site, additional mobilization costs will apply.

### **Exclusions (Unless Explicitly Stated in KOMPAN Sales Proposal)**

- Stamped engineered drawings/calculations or costs to secure permits are not included, if required these costs will be added as a change order payable to Kompan.
- Demolition and off-site disposal of any existing equipment or site amenities.
- Any sitework, including but not limited to grading, excavation outside playground equipment footing and soils compaction and testing.
- Concrete work outside of play equipment footing requirements.
- Relocation of any existing equipment.
- Any required drainage system for playground area.
- Third party testing of materials and playground installation.
- Site landscaping or trimming of vegetation encroaching within the play equipment and safety zones
- Play area surfacing and base materials if not noted in KOMPAN proposal.
- Installation of Poured in Place surfacing does not include the use of aliphatic binder, solid or custom colors.
- Site security during Poured in Place surfacing cure time and any vandalism which may accrue during surfacing cure time.
- Borders for play area surfacing containment
- Any required retaining walls for proposed play area.
- Site storage for equipment.
- Site safety fencing beyond standard four (4’) foot orange construction fencing
- Utilities site location services and/or relocation of any underground utilities
- On site dumpster for disposal of shipping containers and general construction debris



Coast to Coast  
Recreation

## Email Transmittal Sheet

Date: June 25, 2020

To: Colin Moore

Recipient's email address: [colinmoore@nbfl.us](mailto:colinmoore@nbfl.us)

From: Steve Duke

Number of Pages to Follow: 0

Please call 904-591-7138 or send email to [steveduke@bellsouth.net](mailto:steveduke@bellsouth.net) should you have any questions.

**Re:** Jarboe Park – We are adding a new basketball court, basketball goal on the pickleball court and adding lights to the volleyball courts to the existing work quote estimate on March 3<sup>rd</sup>. Since there are still several issues to resolve regarding size, layout and scheduling this figure is approximate for now but should be within plus or minus 7% of **\$345,000.00**.

**\*(\$320,000 - \$370,000)**



## Email Transmittal Sheet

Date: \_\_\_ March 3, 2020 \_\_\_\_\_

To: \_ Megan George \_\_\_

Recipient's email address: \_\_\_\_\_ [megangeorge@nbfl.us](mailto:megangeorge@nbfl.us)

From: \_\_\_\_\_ Steve Duke \_\_\_\_\_

Number of Pages to Follow: \_\_\_\_\_ 1 \_\_\_\_\_

Please call 904-591-7138 or send email to [steveduke@bellsouth.net](mailto:steveduke@bellsouth.net) should you have any questions.

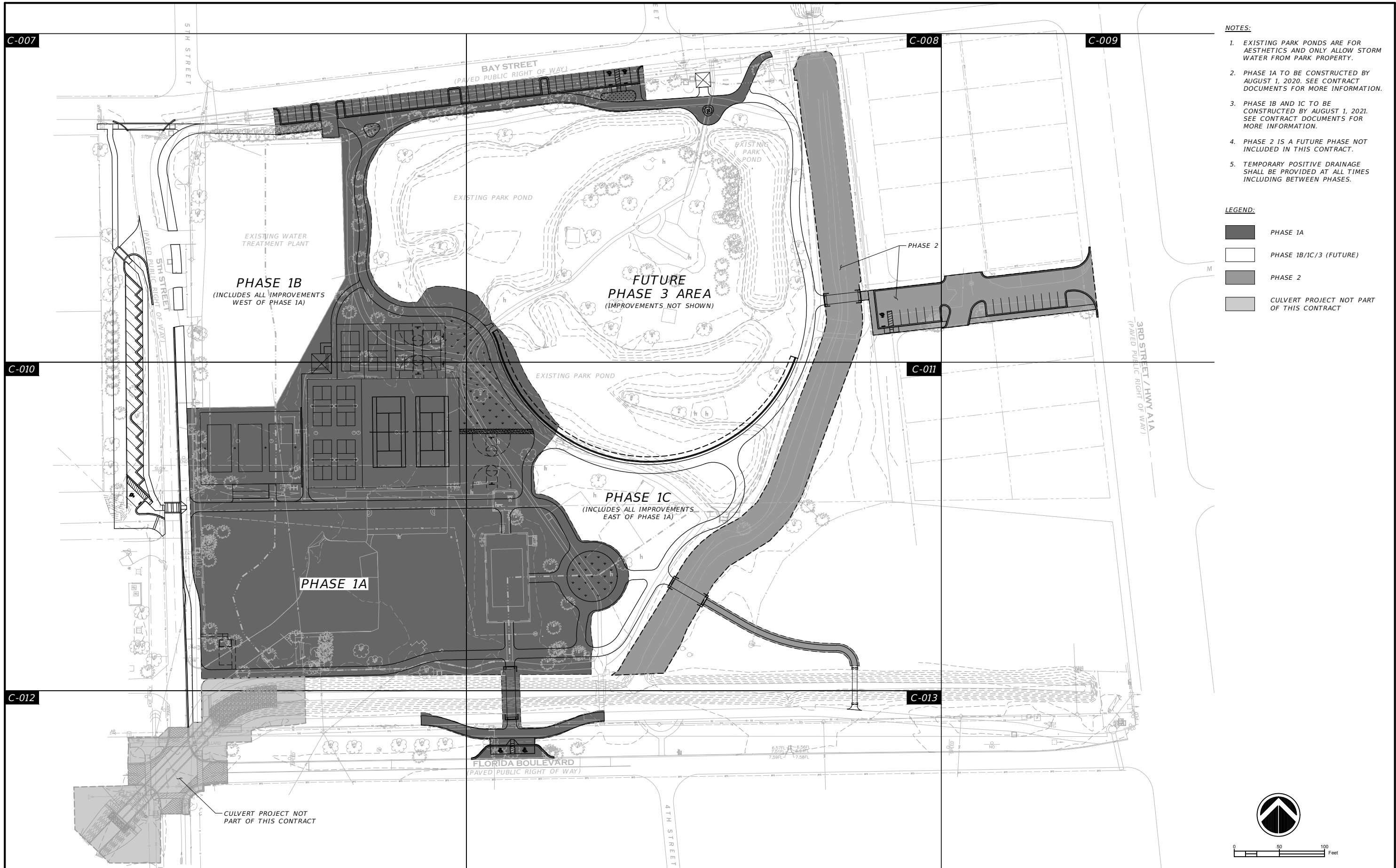
**Re:** This is a more comprehensive list of what the estimate covers.

1. After proper access is given, ponds redesigned, structure and concrete slab are removed from the sand volleyball court, area on western side of courts is shored up to stop erosion and site is cleared and brought to proper sub-grade by others.
2. We can remove all of the existing fence along the perimeter of the courts,
3. remove the two tennis net posts,
4. add and compact 6" of base materials for the extension and 118' by 60' new pickleball / multiuse courts,
5. compact and grade the base,
6. add 1.5" of new virgin mix asphalt over the courts' new surface area,
7. install two new tennis net posts,

8. install four new pickleball net posts,
9. install two new SportsPlay basketball goal systems,
10. Install new Techlight LED fixtures (at 23' AGL) on steel poles and provide all additional underground wiring or hook-ups necessary to make the lighting operational, after adequate power is provided to a junction box at the edge of the courts' by other contractors. The lights will be controlled by a one-hour wind-up timer at the fence gate (provided by CTC) or a switch at the panel (provided by others),
11. apply approximately 238' of Rite Way Crack Repair System over the joints between the existing asphalt and the new asphalt,
12. install new 10' vinyl fence around the new pickleball courts and the existing courts with extension.
13. The existing courts asphalt surface will be sanded and cleaned, visible twigs removed from the surface, one application will be made to each "birdbath". This will reduce water depth for faster drying times, but may not eliminate all water ponding. Cover and fill any rough, cracked or deteriorated areas of asphalt and any damaged areas. The edges of all patches will be scraped or ground smooth so that patches are not visible through the finished surface.
14. One coat of acrylic resurfacer will be applied over the the existing courts' surface and the new asphalt surface will receive two coats.
15. Two coats of fortified color coating will be applied over the entire courts surface, finished colors will be owner's choice of any two from manufacturer's standard colors.
16. Two sets of tennis lines and eight sets of pickleball lines will be painted onto the courts' surface.
17. Install approximately 928' of 6' high VPC (vinyl coated polyester) windscreens with heat cut vents on all 10' high fencing.

Price does not include sod over disturbed areas, sidewalks or the sand volleyball courts.





REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION
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THOMAS J. GYOROG, P.E., P.E.  
P.E. NO.: 46612  
PARSONS TRANSPORTATION GROUP  
1300 RIVERPLACE BLVD. SUITE 200  
JACKSONVILLE, FL 32207  
CERTIFICATE OF AUTHORIZATION: 1838

CITY OF NEPTUNE BEACH DEPARTMENT OF PUBLIC WORKS		
ROAD	COUNTY	FINANCIAL PROJECT ID
FLORIDA BLVD.	DUVAL	648931

**OVERALL SITE LAYOUT  
AND PHASING PLAN**

SHEET NO.  
**10**  
DWG. NO.  
**C-006**

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.



**CITY OF NEPTUNE BEACH  
CITY COUNCIL MEETING  
STAFF REPORT**

<b>AGENDA ITEM:</b>	Neptune Beach Senior Activity Center Modular Building Project Proposal
<b>SUBMITTED BY:</b>	City Manager Stefen Wynn and Senior Center Director Leslie Lyne
<b>DATE:</b>	July 16, 2020
<b>BACKGROUND:</b>	On May 18, 2020, Council approved acquiring a permanent modular building for the Senior Activity Center to be located at the original site at 2004 Forest Avenue. A price quote from Vanguard Modular Building Systems was received and discussed at the July 15 Finance Committee meeting and moved to the July 20 Council workshop.
<b>BUDGET:</b>	See attachment
<b>RECOMMENDATION:</b>	Consider the proposal from Vanguard Modular Building Systems, LLC
<b>ATTACHMENT:</b>	Vanguard Modular Project Proposal

# modular project PROPOSAL

July 14, 2020

VMBS Project: 38741

RFP:



## City of Neptune Beach

**NEW Senior Center**

**NEW 84'x60' Custom Business Occupancy Building**

**Strickland Road, Neptune Beach, FL 32266**



Pricing provided to be compliant with:  
TIPS - The Interlocal Purchasing System  
Contract #170903 – Permanent Modular Buildings  
Vanguard Modular Building Systems, LLC

Vanguard Modular Building Systems, LLC (Headquarters)  
717 Constitution Drive | Suite 100 | Exton, PA | 19341

(877) 438-8627 | VanguardModular.com | info@vanguardmodular.com



**VANGUARD**  
MODULAR BUILDING SYSTEMS

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July 14, 2020

**Stefen Wynn**  
**City of Neptune Beach**  
**450 Atlantic Blvd.**  
**Neptune Beach, FL 32266**

RE: Modular project in Neptune Beach, FL.

Dear Stefen,

We are pleased to have the opportunity to submit this proposal which has been carefully tailored to address your individual space requirements.

Vanguard Modular Building Systems, LLC has been committed to providing quality products, services, and customer satisfaction to both the public and private sectors since 1998. Our expertise in development and execution of wide-ranging space solutions affords us the distinct satisfaction of fulfilling each of our client's modular construction needs.

Proposal Contents (attached):

- Price Detail
- Project Description Detail
- Floor Plan
- Specifications
- Delineation of Responsibilities
- Estimated Project Schedule
- Terms & Conditions
- Site Requirements

It is our goal to meet your particular needs, so please be certain to thoroughly review each attachment included in this proposal to ensure you completely understand the pricing, product, and service we are proposing.

Please do not hesitate to contact me for answers to any questions or concerns you may have regarding our proposed solution. It would be our pleasure to partner with you on this important project. Thank you for your consideration.

Sincerely,

**John V. Patrick**  
**Area Sales Manager**

38741  
July 14, 2020

modular project  
**Sale Price Detail**

The information provided in this proposal is prepared for the referenced organization and is CONFIDENTIAL. Unauthorized distribution of this information is strictly prohibited.

**NEW 84'x60' Custom Business Occupancy Building**

(Building---- NEW ---- see attached floor plan )

Proposal is good for 30 days from date above. Proposals are contingent upon VMBS corporate credit review and approval.

**BASE PRICE**

Scope of Work Description	Amount (usd)
Building Only Purchase Price	\$ 268,939.00
Delivery of Building to the site.	\$ 9,931.00
Set-Up/Erection (Crane Set Units on concrete foundation.)	\$ 26,226.00
Poured Concrete Pier Footers w/Surface Bonding Cement on DIRT	\$ 25,190.00

**Building, Delivery, and Set-Up Base Purchase Price Total: \$ 330,286.00**

**OPTIONS**

Initials = Selected Option Description	Amount (usd)
Pressure Treated: 36' Maximum length straight/L-shaped ADA Ramp w/6'x6' platform + 2 Steps	ADD+ \$ 10,385.00
Hardi-Reveal Siding w/EIFS Trim (Same as Carolina Skiff Building	ADD+ \$ 42,782.00
Synthetic Brick Underpinning (Installed on-site after Building Installation.	ADD+ \$ 11,620.00
(2) Accordion Walls STC 40 or better. Measured & Installed by Acousti Engineering (4 month lead)	ADD+ \$ 15,736.00
	ADD+ \$
Hi-Impact Windows and Doors(If not selected shutters and protection by others)	ADD+ \$ 13,248.00
	ADD+ \$
	ADD+ \$
	ADD+ \$
	ADD+ \$
	ADD+ \$
	ADD+ \$



Pricing provided to be compliant with:  
TIPS - The Interlocal Purchasing System  
Contract #170903 – Permanent Modular Buildings  
Vanguard Modular Building Systems, LLC

*Pricing excludes all applicable taxes and insurance. Buyer is responsible for all applicable taxes. Proposal Price does not include sales, use, or personal property taxes, except as may be additionally described. Unless otherwise specified, Proposal is valid for 30 calendar days from the "Proposal Date". Vanguard Modular's willingness to enter into a contract at the price and/or terms of payment proposed is contingent upon satisfactory credit review and approval.*



38741  
July 14, 2020

modular project  
**Project Description Detail**

- If local officials require additional drawings for foundations &/or decking not supplied by the factory additional charges may be required Proposal does not include any unknown subsurface conditions and may result in additional costs to customer.
- Proposal doesn't include any permitting on project and is the responsibility of the customer to supply local officials with the required information they need to approve (site plans, zoning approvals, etc.). Vanguard Modular does have the ability to run permits at additional cost if needed.
- If poured concrete footers and/or shear wall piers are required additional fees would apply for disposal of piers at lease end, footers to remain in place, no site restoration included, check with local officials for exact foundation requirements.
- Proposal is contingent upon VMBS credit approval.
- Building Price includes engineered blue line building drawings.
- Assumes site with 3,000 psf soil bearing capacity, bearing tests to be provided by Customer and may be required to confirm compaction.
- Customer is responsible for obtaining and the cost of all site plans, surveys, permits, licenses, and Certificate of Occupancy
- Piers quoted minimum @ 8' O.C. and max height at 32" maximum, anchors have been quoted minimum 8' O.C. for a dirt surface with a soil bearing capacity of 3000psf minimum unless otherwise noted herein.
- Hard surfaces like concrete or asphalt will require additional cost. Site of building placement must be level to 6" in 50" or 12" in 100', accessible by road tractor and the ability to spot the building over the building pad. The use of cranes, rolling or other means of spotting the building will be an additional charge via change order.
- \*Extra Work are those items not included in our proposal and shall be require a Change Order. Change Orders are billed as non-reoccurring one time charges.
- Pressure Treated ADA Ramps/Steps include recent code changes for post footings and galvanized post brackets.
- NOTE: Items such as ceiling tile, VCT flooring, carpet, paint, and other items within the building will be difficult to match locally when these items are damaged or need to be replaced. Please inform your salesman if you need to add extra quantities of materials to be added before the manufacture of the building.

Accordion Walls to be Measured by Contractor after set-up of building complete on-site, Delivery and installation lead time estimated at 4 to 5 months.

Substantial Completion will be at time scope of work completed on the installation of the building less the punch-out items and Accordion Walls!

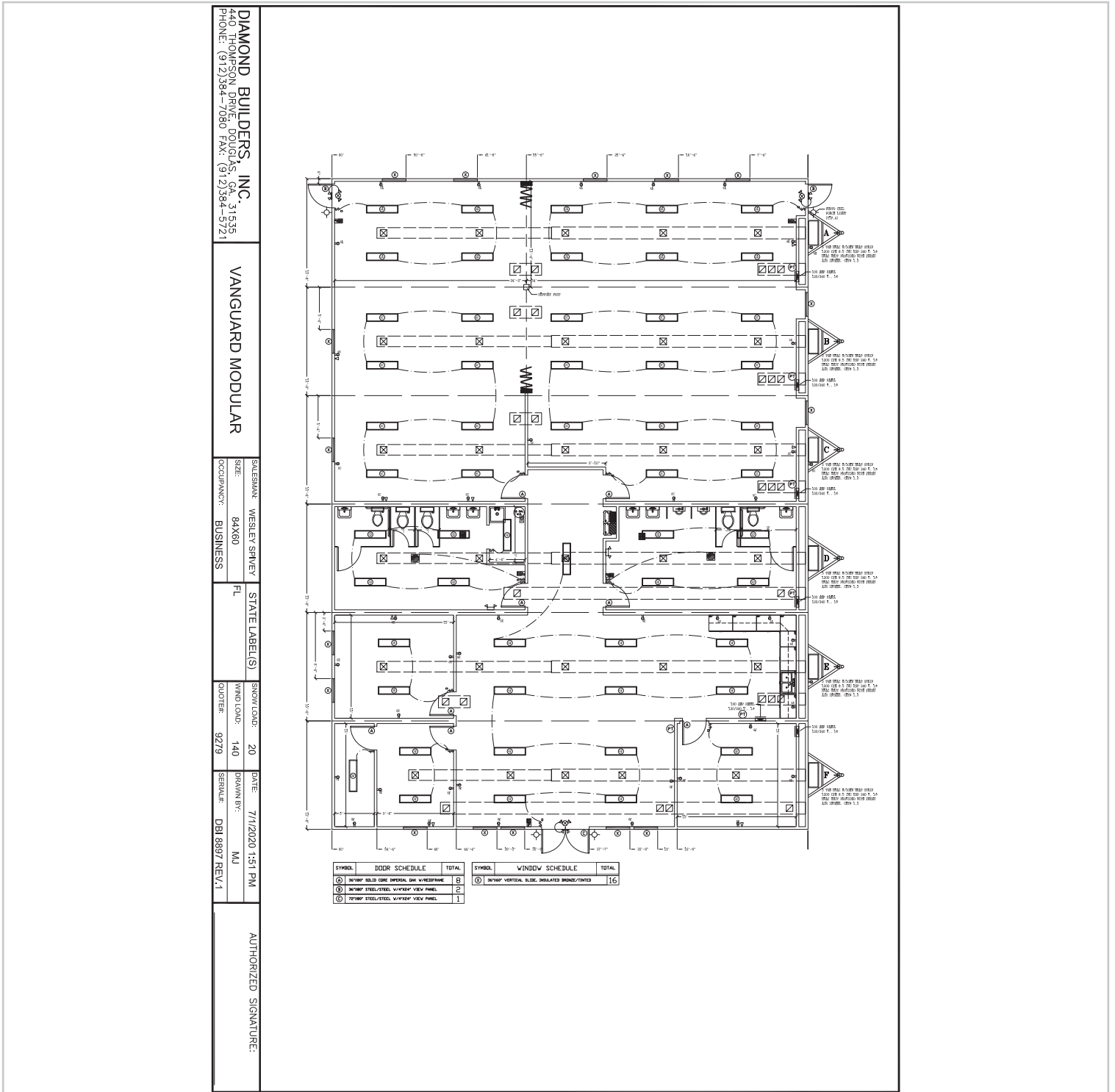
**Pricing excludes all applicable taxes and insurance.** Buyer is responsible for all applicable taxes. Proposal Price does not include sales, use, or personal property taxes, except as may be additionally described. Unless otherwise specified, **Proposal is valid for 30 calendar days from the "Proposal Date"**. Vanguard Modular's willingness to enter into a contract at the price and/or terms of payment proposed is **contingent upon satisfactory credit review and approval.**



**VANGUARD**  
MODULAR BUILDING SYSTEMS

38741  
 July 14, 2020

**BUILDING LAYOUT (Not to Scale!)**



**DIAMOND BUILDERS, INC.**  
 440 THOMPSON DRIVE  
 DUNDAS, ON L3G 4S3  
 PHONE: (912) 384-7050 FAX: (912) 384-5721

**VANGUARD MODULAR**

SCHEDULE: WESLEY SPAVEY  
 SIZE: 84X90  
 OCCUPANCY: BUSINESS

STATE LABEL(S): FL

SNOW LOAD: 20  
 WIND LOAD: 140  
 QUOTE#: 9279

DATE: 7/1/2020 1:51 PM  
 DRAWN BY: MJ  
 SERIAL#: DBI 8897 REV.1

AUTHORIZED SIGNATURE:

**Diamond Builders, Inc.**

440 Thompson Drive  
P.O. Box 2200  
Douglas, GA 31535  
Phone:(912) 384-7080 Fax: (912) 384-5721

**CUSTOMER QUOTE**

7/9/2020

**Serial #:** DBI-8897 A-H

**Plant:** 01 Diamond Builders, Inc.

**Order #:** 9279

**Dealer:** Vanguard Modular Building Systems- Atlanta (VAN)

**Prod #:**

Conley, GA

**Mfg Date:** 00/00/00

**Sales Rep:** Spivey, Wesley

**Ship Via:**

**Retail Customer:** John Patrick

**Occupancy:** 84x60

Model Year:	Perimeter: 288.00	Sq Feet: 5,040.00
-------------	-------------------	-------------------

Qty	Description	Color/Location
-----	-------------	----------------

**Unit/Model Description**

- 1.00 This quote is based on DBI doing their own service
- 1.00 work. No warranty is involved where union labor
- 1.00 is required.

5040.00 Complex (With multiple Interior Walls)

- 1.00 Description of Unit  
((( Nominal 84x60 (6) 13'8"x60'0" Modules )))

**CODES**

- 1.00 IBC Coded
- 1.00 Business Occupancy
- 1.00 State Labels: FL
- 1.00 140 MPH VASD Wind Load / 180 MPH VULT
- 1.00 Ground Snow Load 20 PSF
- 1.00 Approximate Shipping Height 13'10" Tall

**FRAMES**

- 6.00 Detachable Hitch
- 12.00 12 in I-Beam
- 6.00 Outrigger Frame
- 6.00 95 1/2" I-Beam Spacing
- 6.00 Std. Axles As Required
- 6.00 Select Tires
- 6.00 Tie Down Clips

**FLOORS**

- 5040.00 Woven Nylon Impregnated Bottom Board
- 360.00 2x8 Floor Joists 16" O.C.



Qty	Description	Color/Location
<b><u>FLOORS</u></b>		
5040.00	Decking 3/4" Sturdifloor Plywood	
3.00	Hold Decking Back 5" on Each Side the Mate-Line	
728.00	Comm. Vinyl Floor Cover (Corlon) W/ Welded Seams Installed In Restrooms	only
4312.00	Carpet 20oz. - 15', Olefin Level Loop	
<b><u>WALLS &amp; PARTITIONS</u></b>		
558.00	Wall Height 8'-0"	
422.00	Double Top Plate	
288.00	2" x 4" Exterior Walls (Studs 16" O.C.)	
270.00	2" x 4" x 8' Interior Walls (Studs 16" O.C.)	
828.00	Standard Trim	
828.00	5/8" Vinyl Covered Gypsum (Type X / Fire Rated)	
828.00	4" Vinyl Base Cove (Continuous Roll)	
<b><u>INTERIOR DOORS</u></b>		
8.00	36" x 80" (S.C.) Imperial Oak W/ Steel Rediframe	
8.00	Floor Mounted Door Stops	
2.00	Push/ Pull Plates (Located on Multi-Station RR) W/Lever Handle	Lock
6.00	Grade 2 - Tell Interior Lever Hardware	
<b><u>ROOF</u></b>		
360.00	Truss Type - Transverse	
360.00	Truss Spacing - 24" O.C.	
5040.00	Roof Sheathing: FR 7/16" OSB Decking	
5040.00	Roof Covering: 45 Mil. White Rubber W/ Underlay	
300.00	White Peel & Stick Mate-Line Tape	
6.00	Hurricane Straps (Side Only)	
6.00	Attic Ventilation as Required	
150.00	4 - Layer - 24" x 3/4" Struct 1 Ridgebeam	
1.00	Support Post (As Required)	
1.00	Special Note Production: ADD Bracing For Customer To Site Installed Accordion Wall On A and B Floors	
<b><u>CEILING</u></b>		
1.00	Finished Ceiling Height 8'-0" AFF	

Qty	Description	Color/Location
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**CEILING**

2'x2' (Acoustical) T-Grid Ceiling W/White 45Mill EPDM

**PLUMBING**

2.00 Multi-Station Restroom

1.00 Supply Lines - CPVC

1.00 Waste Pipe - PVC (Stub out only - below Fixture)

1.00 All Waste Line - Manifold On-Site by Others

4.00 Wall Hung Lavatory (Multiple Fixtures)

4.00 Mirror- Standard (Std. W/ Wall Hung Sink)

4.00 Vinyl - Anti-Scald Cover for Trap & Supply

3.00 Toilet - Elongated Bowl

2.00 Handicap Toilet (Tank Type)- With Grab Bars

5.00 Toilet Tissue Holder - Standard

2.00 Urinal - W/ Flush Valve

1.00 10 - Gallon Water Heater

1.00 Hi-Lo Water Cooler (Double) (Factory Std.)

1.00 Fiberglass Mop Sink W/ Legs

2.00 Floor Drain with Trap Guard in Drain

5.00 Modesty Partition - Metal (Toilet)

2.00 Urinal Partitions - Metal

**ELECTRICAL**

6.00 100 Amp Single Phase Interior Panel Box

72.00 2-32 Flour. Light - Surface Mt. W/ T-8 Bulbs

7.00 Occupancy Sensor (Wall) W/Switch  
Ceiling Mounted

4.00 Porch Lights - Photo Cell

2.00 Emergency Light

3.00 Emergency/ Exit Light W/ Remote Head  
Dual Remote Heads

10.00 2x4 Blank J-Box W/ 3/4 EMT Stub @ 16" AFF

5.00 J-Boxes for Alarms @ Exterior Doors  
Exterior                      Doors                      And                      Restrooms

1.00 Fire Alarm Control Panel To Be By Others

Qty	Description	Color/Location
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**ELECTRICAL**

- 1.00 Romex Wiring Per Code (Std)
- 1.00 Receptacles Per Print  
12' OC
- 4.00 Receptacles - GFI Protected
- 5.00 Receptacles - Exterior GFI Protected
- 1.00 Heat Tape Receptacle - GFI

**HVAC**

- 80.00 Plenum Wall
- 6.00 3 Ton Wall Hung AC W/ 10 KW Heat
- 6.00 Factory Std- Programmable Thermostat
- 300.00 Fiberglass Supply Duct (Std.)
- 240.00 Fiberglass Return Duct (Std).

**CABINETS**

- 22.00 Oak Base Lam. Cab.(Lowe's) W/ Roll Top
- 22.00 Oak O.H. Cabinet (Lowe's) W/Shelf
- 1.00 Handicap Accessible Knee Space Below Sink  
W/Hidden Knee Space
- 1.00 Double Bowl Stainless Steel Sink & Faucet

**EXTERIOR**

- 288.00 Hardi-Panel (Sierra) Ext Siding W/OSB 100%
- 288.00 Moisture Resist House Wrap - Full Perimeter
- 288.00 20" - 24" Hardi-Panel Mans To Follow Roofline

**WINDOWS**

- 16.00 36x60 V/S B/Tinted Insulated
- 16.00 Vinyl Mini Blinds

**EXTERIOR DOORS**

- 2.00 36x80 ST/ST 4x24" VB
- 1.00 72x80 ST/ST 4x24" V/B
- 3.00 Panic For Steel Doors  
Grade 2
- 3.00 Closer (Factory Std.)

**INSULATION**

- 5040.00 R-19 Floor
- 288.00 R-13 Exterior Wall
- 5040.00 R-30 Ceiling
- 270.00 R-11 Interior Walls

# Delineation of Responsibilities

Division	Sub	Description	VMBS	Owner	NA
<b>DIVISION 1 : GENERAL CONDITIONS</b>					
	1011	Performance Bonds	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	1040	Building Permits/License	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	1500	Temporary Heat/Lighting	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		Portable Toilets	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		Temporary Water & Power	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	1502	Site Cleanup/Dumpster	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	1700	Closeout/Acceptance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	1900	Miscellaneous			
		Taxes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		Prevailing Wage Scale (Davis-Bacon)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
		Safety and Security Access Requirements For Workers	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		Project Terms of Payment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		Invoicing Procedure	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>DIVISION 2 : SITE WORK</b>					
	2000	Site Work	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		Accessibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		Stake Site/Building Location	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	2160	Excavation & Grading	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		Spoilage Disposal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		Erosion Control	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	2660	Final Connection of Domestic Water At Building Line	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	2740	Final Connection of Sewer To Single Point at Building Line	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	2900	Landscaping / Fine Grading	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		Seeding	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		Restoration	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>DIVISION 3 : Concrete (SITE ONLY)</b>					
	3300	Foundations: Concrete Pier Footers; if required see Options.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>DIVISION 6 : WOOD &amp; PLASTIC (SITE ONLY)</b>					
	6670	Decks/Landings: see Options.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>DIVISION 9 : FINISHES (SITE ONLY)</b>					
	9650	VCT Flooring with / without carpet bar	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	9680	Carpeting with / without carpet bar	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>DIVISION 10 : SPECIALTIES (SITE ONLY)</b>					
	10100	Marker/Chalk/Tack Boards	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	10425	Signage/Braille	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	10520	Fire Extinguishers	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



# Delineation of Responsibilities

Division	Sub	Description	VMBS	Owner	NA
	10532	Awnings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	10800	Toilet Accessories	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>DIVISION 13 : BUILDING (MODULAR BUILDING)</b>					
	13121	Delivery Of Modular Units To Site Including Transp. Permits	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	13122	Piers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		Dry-Stack Block/Steel Piers On ABS Pads	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		Surface Bond Dry Stack	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	13123	Set-up	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		Structurally Connect Modular Floors & Roofs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<b>Remove Hitches (Store Under Bldg or Stage Per Customer Req.) included in skirting package, see Options.</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	13125	Trim Out Exterior & Interior Walls/ Ceiling/Floors/Adjust Doors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	13126	Anchor Modular Units Per Design Criteria	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	13127	Skirting (Frame, Vents, Access Panel Included) <b>See Options!</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	13128	Roof Seaming	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	13151	Site Construct Connector Corridors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>DIVISION 16 : ELECTRICAL (SITE ONLY)</b>					
	16410	Connect Electrical Service To Site	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		Main Disconnect For Modular Building Connection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		Supply and Install MDP	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	16610	Fire / Smoke Alarm Systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	16620	Security Intrusion System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	16740	Clocks/Bells	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	16750	Communication Systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		Tap Existing Comm Service For Site	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		Final Connection of Comm System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	16770	Data Systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		Tap Existing Data Service For Site	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		Final Connection of Data System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



## TIMELINE – New Modular Building

### Estimated Project Schedule New Buildings

<u>3-4</u>	weeks from contract, deposit, colors, and sign-off.
<u>7-8</u>	weeks from State approved plans from Manufacturer.
<u>1-2</u>	weeks from permit approval and submission to VMBS.
<u>2-3</u>	weeks from building delivery.
<u>4-5</u>	weeks from building delivery.
<u>6-7</u>	weeks from building delivery.

### Milestone Description

Design & engineering to customer.
Building off-line at manufacturing plant.
Building delivery
Building installation
Substantial completion
Final completion

Get started early as the building will be ready long before permits can be obtained through local issuing authorities! Estimation for local permitting ranges widely, allow 30-90 days (check with local building authorities for exact timeline to obtain permits in your area).

## SCHEDULE NOTES

### Additional Information

Please return sign-off's and color selections as soon as possible, buildings will not be ordered without deposits, sign-off's, and color selections being received by Vanguard first!

*Any Project Schedule provided with the Proposal is an estimate. Project Schedule will be confirmed at or around the time of Award, and may be subject to change orders throughout the Project.*



38741  
July 14, 2020

modular project  
**Terms & Exclusions**

**Terms**

1.	Unless otherwise specified, Proposal is valid for 30 calendar days from the "Proposal Date"
2.	Vanguard's willingness to enter into a contract at the price and/or terms of payment proposed is contingent upon satisfactory credit review and approval
3.	Proposal is contingent on mutually acceptable contract terms
4.	Any Project Schedule provided with the Proposal is an estimate. Project Schedule will be confirmed at or around the time of Award, and may be subject to change orders throughout the Project.
5.	Unless otherwise agreed in writing, Vanguard will not accept any Liquidated or other damages for delays.
6.	Prior to start of its Work, Vanguard shall provide a proper Certificate of Liability Insurance and Worker's Compensation. Unless otherwise agreed in writing, "All Risk" and other special insurance is not provided by Vanguard. As of the time of Substantial Completion, or as otherwise agreed, Buyer shall be responsible to insure the building(s), providing insurance coverage in the types and limits as may be required by the contract to adequately protect the interests of all applicable parties.
7.	Buyer is responsible for all applicable taxes. Proposal Price does not include sales, use, or personal property taxes, except as may be additionally described.
8.	Unless otherwise agreed to in advance as a condition of the Contract, price assumes the use of non-union labor at non-prevailing wages. Any requirement for the payment of prevailing wages or the use of union labor will result in additional charges.
9.	Vanguard will take reasonable protective precautions to avoid damage to property and equipment. Vanguard will not accept responsibility for damage caused to paved or unpaved surfaces due to weight of heavy equipment.
10.	TITLE - Vanguard Modular Building Systems, LLC will retain title to the work until such time that they have been paid in full for the delivery, installation and either direct sale or receipt of all amounts due to complete the finance lease of the building(s). Vanguard does not waive its rights to retain title and/or to place a lien or claim against the Owner/Buyer/Lessee if it becomes reasonably necessary in order to protect Vanguard's interests.
11.	INDEMNIFICATION - Vanguard Modular Building Systems, LLC will indemnify Owner/Buyer/Lessee to the extent that they are legally responsible and permitted by Vanguard's insurance carrier.
12.	START AND COMPLETION DATES - The contract Start Date shall be upon receipt of award and an executed contract. Barring any unforeseen delays, The Completion Date will be in accordance with bid specifications and the attached Schedule (to be confirmed upon receipt of award). Vanguard is not responsible for any delays or damages beyond its control including material shortages, strikes or union activity, fire, acts of God, freight embargoes, acts of war or terrorism, delays by regulatory or permit authorities, delays by the Owner or Architect or any employed by them, or any cause of delay beyond the control of Vanguard. In no event shall Vanguard be responsible for consequential or actual damages.
13.	Labor will be non-union at non-prevailing wages unless required by contract

**Exclusions**

<i>X = Excluded</i>	
<input checked="" type="checkbox"/>	1. Impact fees
<input checked="" type="checkbox"/>	2. All applicable taxes (sales, property & use)
<input checked="" type="checkbox"/>	3. Bonding
<input checked="" type="checkbox"/>	4. Special insurance
<input checked="" type="checkbox"/>	5. Cranes and additional spotting apparatus
<input checked="" type="checkbox"/>	6. Fire suppression system
<input checked="" type="checkbox"/>	7. Site security (unless otherwise stated)
<input checked="" type="checkbox"/>	8. Landscaping, irrigation, paving, walkways, curbing, and site restoration
<input checked="" type="checkbox"/>	9. Tap fees and lift station (if required)
<input checked="" type="checkbox"/>	10. Exterior fire rating
<input checked="" type="checkbox"/>	11. Architect and engineering fees
<input checked="" type="checkbox"/>	12. Rock removal
<input checked="" type="checkbox"/>	13. Off-site spoilage removal
<input checked="" type="checkbox"/>	14. Site utilities and connections to modular building – includes electric, gas, water, and sewer or septic
<input checked="" type="checkbox"/>	15. Communications services and connection – including but not limited to telephone, data, intercom, intrusion alarm, smoke & fire alarm
<input checked="" type="checkbox"/>	16. Lighting protection
<input checked="" type="checkbox"/>	17. Temporary access roads and walkways
<input checked="" type="checkbox"/>	18. Removal, repair, and/or replacement of obstructing fences, walls or gates
<input checked="" type="checkbox"/>	19. Temporary electric and water (contractor will supply power source for own tools and equipment)
<input checked="" type="checkbox"/>	20. Portable toilets
<input checked="" type="checkbox"/>	21. Laboratory and field testing of materials
<input checked="" type="checkbox"/>	22. Dedicated full-time site supervisory personnel (foreman will supervise work unless other provisions are required per the contract)
<input checked="" type="checkbox"/>	23. Costs associated with easement(s)



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38741  
 July 14, 2020

**Site Requirements**

<i>X = Applicable</i>	
<input checked="" type="checkbox"/>	1. No provisions allowed for obstructions below grade. If encountered, they would be a change order to the contract at an additional charge
<input checked="" type="checkbox"/>	2. The site must be level, dewatered, and accessible by truck with adequate turning radius and clearance from road to the site for delivery
<input checked="" type="checkbox"/>	3. Assumes site with 3,000 psf soil bearing capacity, bearing tests to be provided by Customer
<input checked="" type="checkbox"/>	4. All site plans and surveys to be provided by Customer
<input checked="" type="checkbox"/>	5. All underground utilities are to be clearly marked and flagged
<input checked="" type="checkbox"/>	6. Customer is responsible for obtaining and the cost of all permits, licenses, and Certificate of Occupancy
<input checked="" type="checkbox"/>	7. Due to volatility in fuel prices delivery charges are subject to a fuel surcharge.
<input checked="" type="checkbox"/>	8. Staging area adjacent to installation site, including any site improvements required to make it usable, by Customer
<input checked="" type="checkbox"/>	9. Wheels, Tires, and Axles will be removed, staged on-site or transported to Branch at VMBS's discretion or needs.
<input checked="" type="checkbox"/>	10. Site preparation by Customer
<input type="checkbox"/>	11. Building removal, return delivery, and site restoration will be billed at prevailing rates at time of return for leased buildings.
<input checked="" type="checkbox"/>	12. Main electrical service to building panels by Customer
<input checked="" type="checkbox"/>	13. Customer is solely responsible to inform VMBS if site location is in a flood or fire zone
<input checked="" type="checkbox"/>	14. Customer is responsible for building maintenance



Pricing provided to be compliant with:  
 TIPS - The Interlocal Purchasing System  
 Contract #170903 – Permanent Modular Buildings  
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